075.0	0003	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	977,700 /	977,700
					USE VALUE:	977,700 /	977,700
					ASSESSED:	977,700 /	977,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
355		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DE OLIVEIRA MARCELO AUGUSTO
Owner 2:	LE BLOND JENNIFER SUSAN
Owner 3:	
Street 1:	355 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HEAP MENG -
Owner 2:	-
Street 1:	355 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .209 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Brick Exterior and 2707 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9100.000	541,100		436,600	977,700
Total Card	0.209	541,100		436,600	977,700
Total Parcel	0.209	541,100		436,600	977,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.17 | /Parcel: 361.17

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 47434

GIS Ref

GIS Ref

Insp Date 03/22/12

!6267!

PREVIOUS ASSESSMENT

Parcel ID: 075.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	541,100	0	9,100.	436,600	977,700		Year end	12/23/2021
2021	101	FV	509,800	0	9,100.	436,600	946,400		Year End Roll	12/10/2020
2020	101	FV	509,600	0	9,100.	436,600	946,200	946,200	Year End Roll	12/18/2019
2019	101	FV	436,300	0	9,100.	436,600	872,900	872,900	Year End Roll	1/3/2019
2018	101	FV	436,300	0	9,100.	374,200	810,500	810,500	Year End Roll	12/20/2017
2017	101	FV	436,300	0	9,100.	349,300	785,600	785,600	Year End Roll	1/3/2017
2016	101	FV	436,300	0	9,100.	299,400	735,700	735,700	Year End	1/4/2016
2015	101	FV	447,500	0	9,100.	268,200	715,700	715,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:36:40

LAST REV

Date	Time
11/29/21	09:56:28
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 6267

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEAP MENG,	79144-448	1	11/15/2021		1,300,000	No	No		
FENG SHENGLI/YU	63824-136		6/27/2014		688,000	No	No		
AKASH M AHMED	42927-357		5/28/2004		677,800	No	No		
RAMIREZ EDWIN A	37092-428		11/19/2002		565,000	No	No		
	12796-99		1/1/1901		55,100	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2018	1217	New Wind	9,974	C				
4/10/2015	316	Re-Roof	7,500					Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
3/22/2012	Inspected	BR	B Rossignol
2/11/2010	Info Office	BR	B Rossignol
3/12/2009	Meas/Inspect	163	PATRIOT
10/5/2004	MLS	MM	Mary M
2/26/2003	MLS	MM	Mary M
10/21/1999	Mailer Sent		
10/21/1999	Measured	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47434
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9100		Sq. Ft.	Site		0	70.	0.69	4			Med. Tr	-10					436,591						436,600	

Total AC/HA:	0.20891	Total SF/SM:	9100	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	436,591	Spl Credit		Total:	436,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	6 - Stucco	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.17684388
Const Adj.:	1.03972268
Adj $ / SQ:	165.185
Other Features:	113500
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	784231
Depreciation:	243111
Depreciated Total:	541119

COMMENTS

BMT GAR REAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

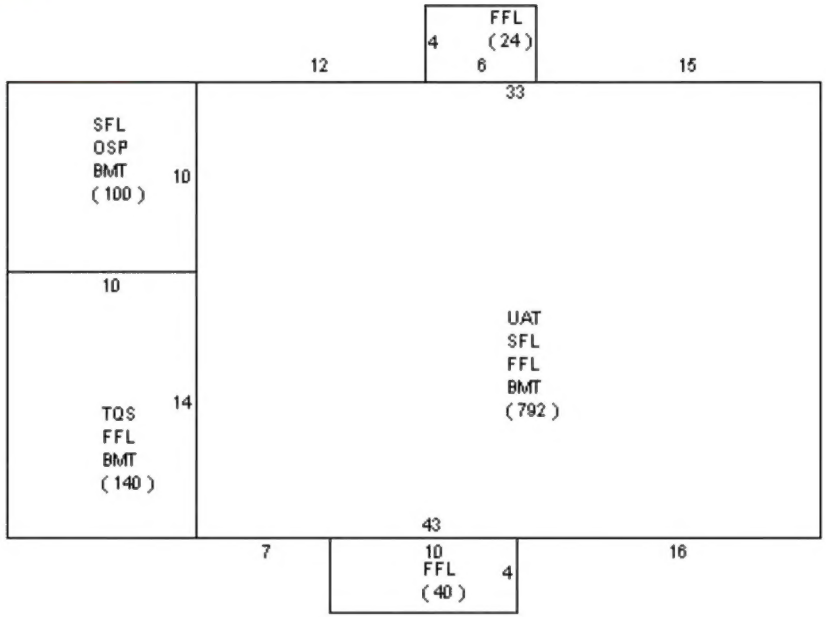
No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	241.17
Special Features:	0	Val/Su Net:	162.83
Final Total:	541100	Val/Su SzAd	271.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,032	65.660	67,762
FFL	First Floor	996	165.180	164,524
SFL	Second Floor	892	165.180	147,345
UAT	Upper Attic	198	115.630	22,895
TQS	3/4 Story	105	165.180	17,344
OSP	Screen Porch	100	37.740	3,774

Net Sketched Area:	3,323			Total:	423,644
Size Ad	1993	Gross Area	3952	FinArea	2707

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

075.0-0003-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc